



# HIVE



FLAT 4, LANCASTER COURT  
113-115 WEST HILL ROAD  
BOURNEMOUTH  
BH2 5PH

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## *Agent's introduction*

A well-presented lower-ground-floor apartment that also offers a secluded outdoor terrace—perfect for relaxing, entertaining, or accommodating a pet. Ideally located moments from the West Cliff and the award-winning sandy beaches of Bournemouth. The town centre is just a short walk away.





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CARRER  
DE  
BALMES, 364

## Property highlights

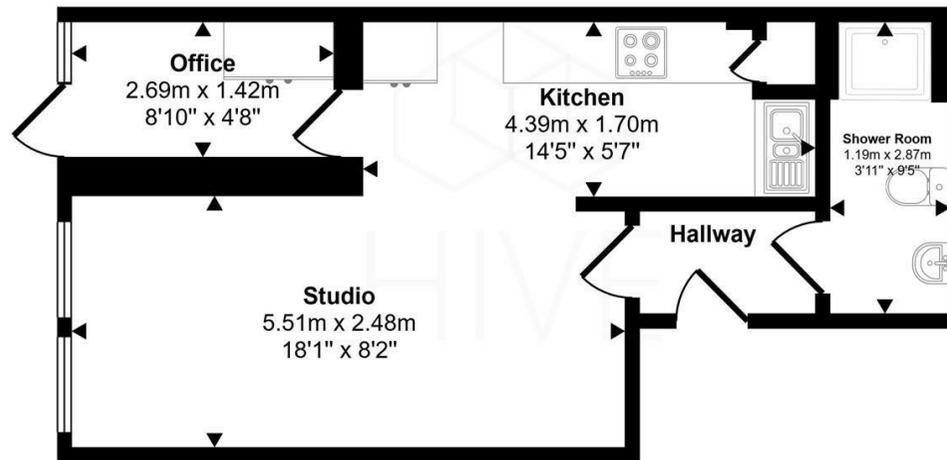
- Contemporary modern studio apartment
- Lower ground floor - with lift access
- Private courtyard garden
- Large open plan living/kitchen area
- Additional office space/garden room
- Large shower room
- Lease permits short term holiday let apartment
- Lease permits dogs by management approval
- Convenient town centre location and close to the beach
- 115 years remaining on the lease



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# Floor plan and EPC

Approx Gross Internal Area  
33 sq m / 354 sq ft



Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





HIVE & Partners Unit F1, Arena Business Centre 9 Nimrod Way, Ferndown, BH21 7UH  
01202 122 002 | [www.hiveandpartners.co.uk](http://www.hiveandpartners.co.uk) | [sales@hiveandpartners.co.uk](mailto:sales@hiveandpartners.co.uk)